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## WARRANTY DEED

THIS WARRANTY DEED, made this September 3, 1991 by George D. St. Onge of Waterville, Maine and Doris E. St. Onge of Waterville, County of Kennebec, State of Maine to Therese G. Sullivan of 320 Evergreen Drive, Waterville, County of Kennebec, State of Maine.

020841

George D. St. Onge and Doris E. St. Onge, in consideration of one dollar (\$1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does *give, grant, bargain, sell and convey* unto Therese G. Sullivan, a single person, her heirs, successors and assigns, the following described premises:

THE UNIT known and designated as Unit 101 in RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Day and Rohman, Architects/Engineers, entitled "Ridgewood Forest Townhouse Condominiums", dated May 18, 1984 and filed in the Kennebec County Registry of Deeds, in Plan File #E-85011. Specific reference is made to the RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, which Declaration is dated January 31, 1985 and is recorded in said Registry of Deeds, in Book 2769, Page 33, and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium), as Exhibit D to the Declaration are recorded in said registry in Plan Files #E-85012, #E-85013, #E-85014, #E-85015, #E-85016, and #E-85017.

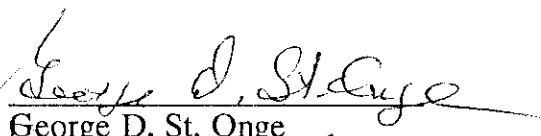
Meaning and intending to describe and convey the same premises conveyed to the grantors herein by warranty deed from FSD Associates recorded in the Kennebec Registry of Deeds in Book 2819, Page 295.

To have and to hold the above-described property, together with all the privileges and appurtenances thereunto belonging, including all rights, easements, privileges and appurtenances belonging to the Unit, unto Buyer and Buyer's heirs, successors and assigns, forever. And George D. St. Onge and Doris E. St. Onge, and their heirs, executors and administrators, hereby *covenants* with Therese G. Sullivan, her heirs, successors and assigns, that Sellers are lawfully seized in fee simple of the above-described premises; that Sellers have a good right to convey such premises; that the premises are free from all encumbrances, except as listed (list any encumbrances); This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

That Sellers and their heirs, executors and administrators will forever **warrant and defend** all of the above-described property to Buyer, Buyer's heirs, successors and assigns, against every person lawfully claiming the same or any part thereof;

Witness our hands on this September 3, 1991.

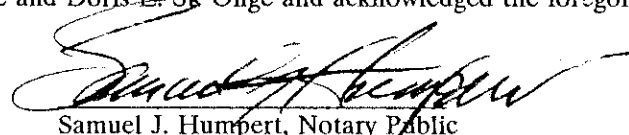
Witness:


  
George D. St. Onge

  
Doris E. St. Onge

## ACKNOWLEDGEMENT

Personally appeared the above named George D. St. Onge and Doris E. St. Onge and acknowledged the foregoing instrument to be their free act and deed.

Date: 9-3-91
  
Samuel J. Humpert, Notary Public

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ATTES: *Therese G. Sullivan*  
REGISTER OF DEEDS